

**REGULAR MEETING
CANTON PLANNING & ZONING COMMISSION
5:30 P.M., JANUARY 7, 2019**

Canton City Hall, 201 N. Buffalo, Canton, Texas

MINUTES

The Canton Planning & Zoning Commission met at the above-named date and time in the Canton City Hall. Commission members present were Sandra Perry, Betsey McCarty, Jerry Martin and Sherri Doss. Member Larry Morgan was absent. City Manager Lonny Cluck, City Secretary Debra Johnson, and Director of Operations Judy Bell were also in attendance. Discussion and action were as follows:

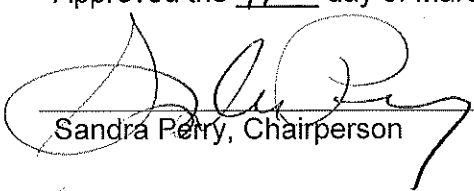
1. CALL TO ORDER – Sandra Perry called the meeting to order and declared a quorum present at 5:30 p.m.
2. CONSIDER APPROVAL OF MINUTES FROM OCTOBER 8 AND 15, 2018, AND NOVEMBER 12, 2018, MEETINGS – The minutes from the October 8 and 15, 2018 and November 12, 2018, meetings were unanimously approved upon motion by Betsey McCarty and second by Jerry Martin.
3. PUBLIC HEARING AND CONSIDER ADOPTION OF ORDINANCE NO. 2019-2 CHANGING ZONING FROM SINGLE FAMILY DETACHED RESIDENTIAL (R-1) TO SINGLE FAMILY DETACHED RESIDENTIAL (R-2) ON THAT PROPERTY LOCATED AT 703 AND 705 AVENUE B (LOT 22 OF BLOCK 2, WOODLAND ACRES ADDITION) IN THE CITY OF CANTON, CURRENTLY OWNED BY JERRY F. AND PEGGY S. BURNS FAMILY TRUST – Sandra Perry opened a public hearing at 5:34 p.m. Ms. Johnson said the City had requested the zoning be changed to R-2 in order to accommodate the replatting since it did not conform to the Zoning Ordinance. R-1 zoning required 10,000 s.f. lots and R-2 zoning only required 7,500 s.f. Sandra Perry closed the public hearing at 5:40 p.m. Jerry Martin made a motion to recommend the change from R-1 to R-2 to Council. Betsey McCarty seconded. All voted in favor.
4. REVIEW OF SITE PLAN OF PROPERTY CONTAINING 34.37-ACRES LOCATED AT 13785 STATE HIGHWAY 19 IN THE Q.C. NUGENT SURVEY, ABST. 618, IN THE CITY OF CANTON, CURRENTLY OWNED BY SILVER SPUR HOMES, LLC. – Betsey McCarty made a motion to approve the site plan. Sherri Doss seconded. All voted in favor.
5. PUBLIC HEARING AND CONSIDER ADOPTION OF ORDINANCE NO. 2019-1 CHANGING ZONING FROM RURAL AGRICULTURAL (RA) TO PLANNED DEVELOPMENT DISTRICT (PD) ON THAT 34.37-ACRE TRACT OF LAND LOCATED AT 13785 STATE HIGHWAY 19, IN THE Q.C. NUGENT SURVEY, ABST. 618, IN THE CITY OF CANTON, TEXAS, CURRENTLY OWNED BY SILVER SPUR HOMES, LLC. – Sandra Perry opened a public hearing at 5:54 p.m. Sandra Perry questioned the absence of language about prohibiting long-term tenants. Mr. Woodward said the document contained language about a maximum stay of fourteen days. They had to vacate the premises at least fourteen days before returning. Ms. Perry said language about not using this as a permanent residence was included in the Mill Creek ordinance and she requested it be included in Silver Spur's ordinance. Mr. Woodward said he had no objection to including that language.

Sandra Perry closed the public hearing at 6:01 p.m. Betsey McCarty made a motion to recommend to Council the approval of Ordinance No. 2019-1 with the additional language about tenancy. Jerry Martin seconded. All voted in favor.

6. ADJOURN – There being no further business to discuss, the meeting was adjourned by Sandra Perry at 6:02 p.m.

Approved the 11th day of March, 2019.

ATTEST:


Sandra Perry, Chairperson


Debra Johnson
City Secretary